



ZONING BOARD OF ADJUSTMENT AGENDA

**Milford Town Hall - Board of Selectmen's Meeting Room
August 15, 2024 – 7:00 PM**

You may attend this meeting in person at the Milford Town Hall, Board of Selectmen's Meeting Room. If you would like to participate in the public meeting remotely, please call this number from home: +1 646-558-8656 and enter the Meeting ID: 874 4572 1173 and Passcode 088861, or log in via [www.zoom.com](https://us02web.zoom.us/j/87445721173?pwd=SSkKykuaC09h62BcBV42BaQwpGZPsk.1), using <https://us02web.zoom.us/j/87445721173?pwd=SSkKykuaC09h62BcBV42BaQwpGZPsk.1>

A digital copy of the meeting materials can be found on the Town website at:
<https://www.milford.nh.gov/zoning-board-adjustment/agenda/zba-agenda-15August2024>.

We will also be live streaming the meeting on Granite Town Media, Government Channel 8:
<http://gtm.milford.nh.gov/CablecastPublicSite/watch/2?channel=2>.

The Town of Milford Board of Adjustment will conduct a Public Meeting beginning at 7:00 p.m. to consider and review the following items listed below:

1. **Call to Order**
2. **Mtg. Minutes Approval:** 7/11/2024 Mtg. & 7/25/2024 Mtg.
3. **Public Meetings:**
 - a. **Continuance of Case #2024-09-Variance Requests for New Cell Tower for Cellco Partnership (dba Verizon Wireless & Tarpon Towers III, LLC)**

The applicant, Cellco Partnership, proposes a new 135-foot high (above ground level) cell tower mono-pole (w/ attached 10' whip antennae) to be located at 476 NH Route 13 South, Map 48 Lot 11. The newly proposed cell tower requires relief in the form of a Variance Request from three requirements contained within the Milford Zoning Ordinance, Section 7.09.4.A.3 (cell tower clearance above avg. tree canopy) & Section 7.09.4.A(4 & 5) seeking relief from the cell tower fall zone requirements encroaching onto off-site properties, & requirements for a fall zone easement. Case Continuance from the July 11, 2024 ZBA Mtg.
 - b. **Case #2024-14- Karen Therrien, Special Exception Request for Detached Accessory Dwelling Unit (ADU), located at 6 Chestnut Street**

The applicant, Karen Therrien, has proposed the addition of a detached Accessory Dwelling Unit (ADU) for the .26-acre Lot located at 6 Chestnut Street, M 26 L 23. The proposed two-level ADU will have a 750 square foot living area on the first level, with dedicated attic space exclusively on the second level. The Lot is zoned Residence "A", and is subject to Section 5.02.2.13 (ADU-Special Exception, Milford Zoning Ordinance) & Section 10.10.02.6.A.
 - c. **Case #2024-13-Squirrel Hill Properties, LLC-Special Exception Request for Wetland Buffer Impact-located at 21 Emerson Road**

The applicant has requested the approval of a Special Exception for approximately 1,852 square feet of wetland buffer impact for an area lying adjacent to the onsite northern wetland area contained within the 1.566-acre Lot, located at 21 Emerson Road, M48 Lot 35-2. The partially developed Lot is zoned Commercial ("C"), pursuant to Section 5.05 of the Milford Zoning Ordinance. Pursuant to Section 6.02.6.B (Wetland Conservation), any proposed wetland buffer impacts must obtain a Special Exception. No wetland impacts are proposed with this request.
4. **Other Business: TBD**
5. **Next Meeting(s):** September 5, 2024 & September 19, 2024

Please call or e-mail Terrence Dolan with any questions or concerns at 603-249-0620, or email at tdolan@milford.nh.gov.